

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Thurston County Consortium

State: WA

PJ's Total HOME Allocation Received: \$5,561,287

PJ's Size Grouping*: C

PJ Since (FY): 2003

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**	
					Group	C Overall
			PJs in State:	14		
Program Progress:						
% of Funds Committed	80.01 %	91.66 %	14	91.92 %	8	5
% of Funds Disbursed	74.42 %	86.54 %	14	82.65 %	19	15
Leveraging Ratio for Rental Activities	6.36	7.13	1	4.67	100	100
% of Completed Rental Disbursements to All Rental Commitments***	73.02 %	94.74 %	13	81.09 %	18	19
% of Completed CHDO Disbursements to All CHDO Reservations***	22.92 %	81.36 %	14	68.72 %	6	5
Low-Income Benefit:						
% of 0-50% AMI Renters to All Renters	96.15 %	93.25 %	7	79.93 %	79	85
% of 0-30% AMI Renters to All Renters***	96.15 %	62.70 %	2	44.94 %	97	98
Lease-Up:						
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	99.05 %	1	94.87 %	100	100
Overall Ranking:			In State:	12 / 14	Nationally:	55 52
HOME Cost Per Unit and Number of Completed Units:						
Rental Unit	\$16,885	\$25,149		\$25,717	26 Units	2.80 %
Homebuyer Unit	\$9,500	\$19,814		\$14,669	20 Units	2.20 %
Homeowner-Rehab Unit	\$17,085	\$20,352		\$20,391	23 Units	2.50 %
TBRA Unit	\$2,713	\$1,713		\$3,201	857 Units	92.50 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Thurston County Consortium WA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$73,397	\$185,902	\$17,085
State:*	\$115,696	\$109,776	\$25,257
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.01

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	88.5	90.0	100.0	83.2	Single/Non-Elderly:	84.6	10.0	17.4	34.2
Black/African American:	0.0	0.0	0.0	4.4	Elderly:	3.8	5.0	26.1	3.0
Asian:	0.0	0.0	0.0	0.8	Related/Single Parent:	7.7	40.0	21.7	46.3
American Indian/Alaska Native:	0.0	0.0	0.0	1.5	Related/Two Parent:	3.8	40.0	34.8	10.4
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	0.0	5.0	0.0	6.1
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.2					
Asian and White:	3.8	0.0	0.0	0.0					
Black/African American and White:	3.8	5.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.1					
Other Multi Racial:	0.0	5.0	0.0	0.1					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	3.8	0.0	0.0	9.6					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	80.8	10.0	26.1	37.8	Section 8:	46.2	20.0 [#]		
2 Persons:	7.7	15.0	30.4	28.1	HOME TBRA:	7.7			
3 Persons:	11.5	15.0	13.0	17.6	Other:	42.3			
4 Persons:	0.0	30.0	17.4	11.2	No Assistance:	3.8			
5 Persons:	0.0	20.0	4.3	3.0					
6 Persons:	0.0	5.0	4.3	1.5					
7 Persons:	0.0	5.0	4.3	0.6					
8 or more Persons:	0.0	0.0	0.0	0.1					
					# of Section 504 Compliant Units / Completed Units Since 2001				2

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Thurston County Consortium

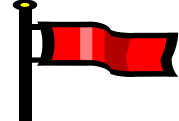
State: WA

Group Rank: 55
(Percentile)

State Rank: 12 / 14 PJs

Overall Rank: 52
(Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	73.02	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	22.92	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	96.15	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	1.63	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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